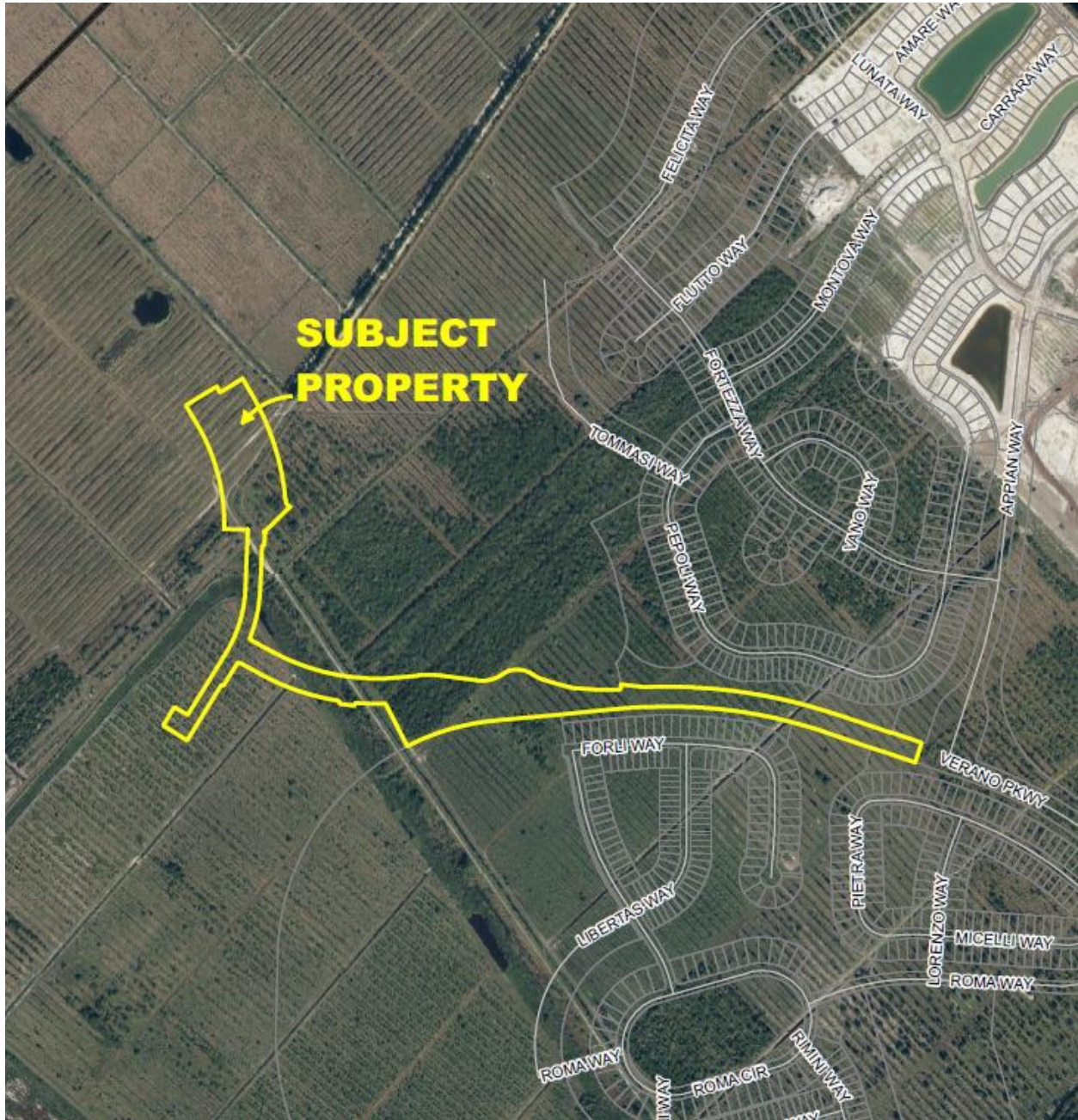




Verano South - POD G - Plat No. 3
Preliminary and Final Subdivision Plat with Construction Plans
P21-206



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat with construction plans for a project known as Verano South POD G Plat No. 3.
Applicant:	Daniel Sorrow
Property Owner:	Verano Development LLC
Location:	West of I-95, north of Crosstown Parkway, and east of Glades Cutoff Road
Project Planner:	Daniel Robinson, Planner II

Project Description

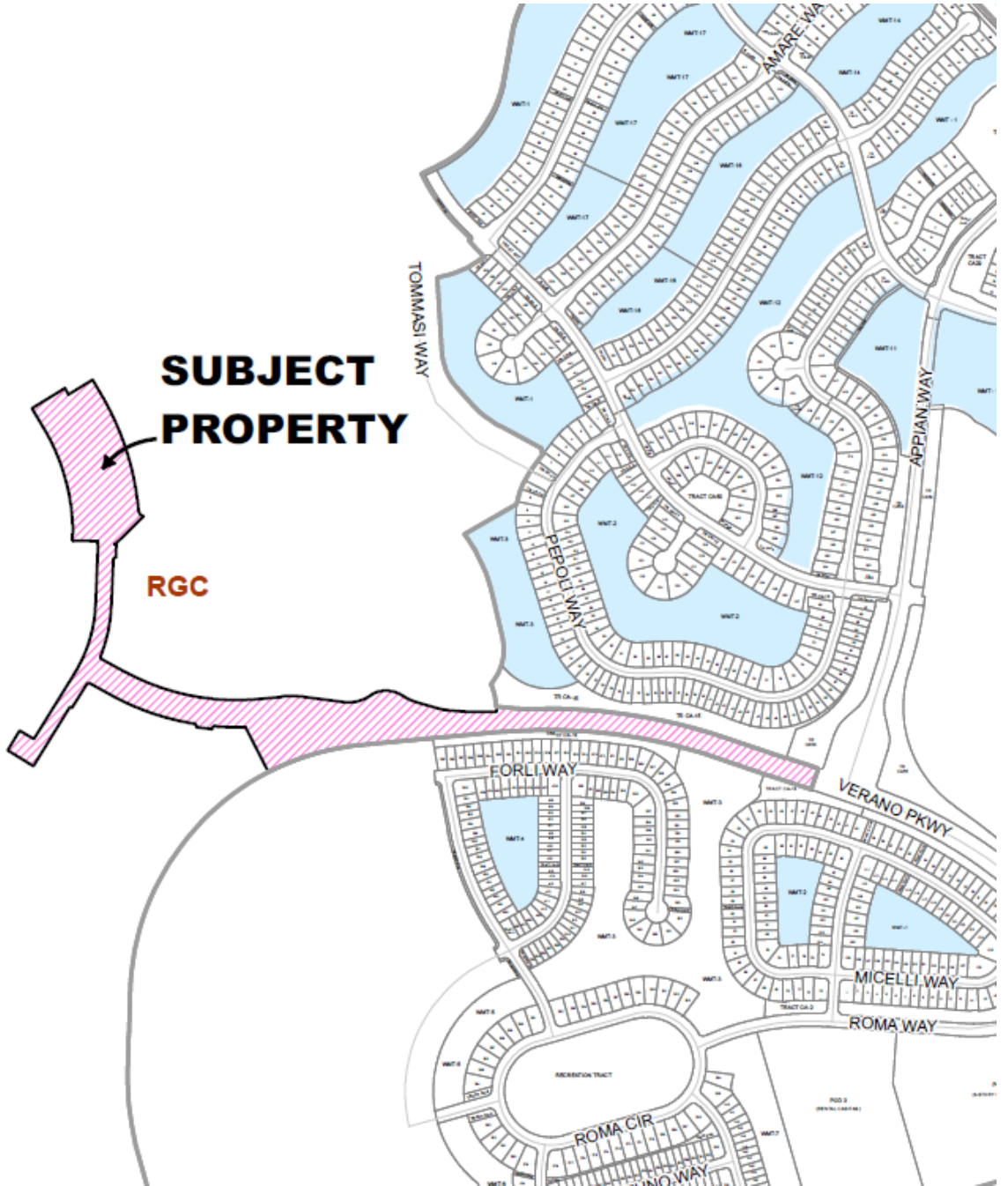
The proposed preliminary and final plat application will provide 21 model home lots and open space tracts.

Location and Site Information

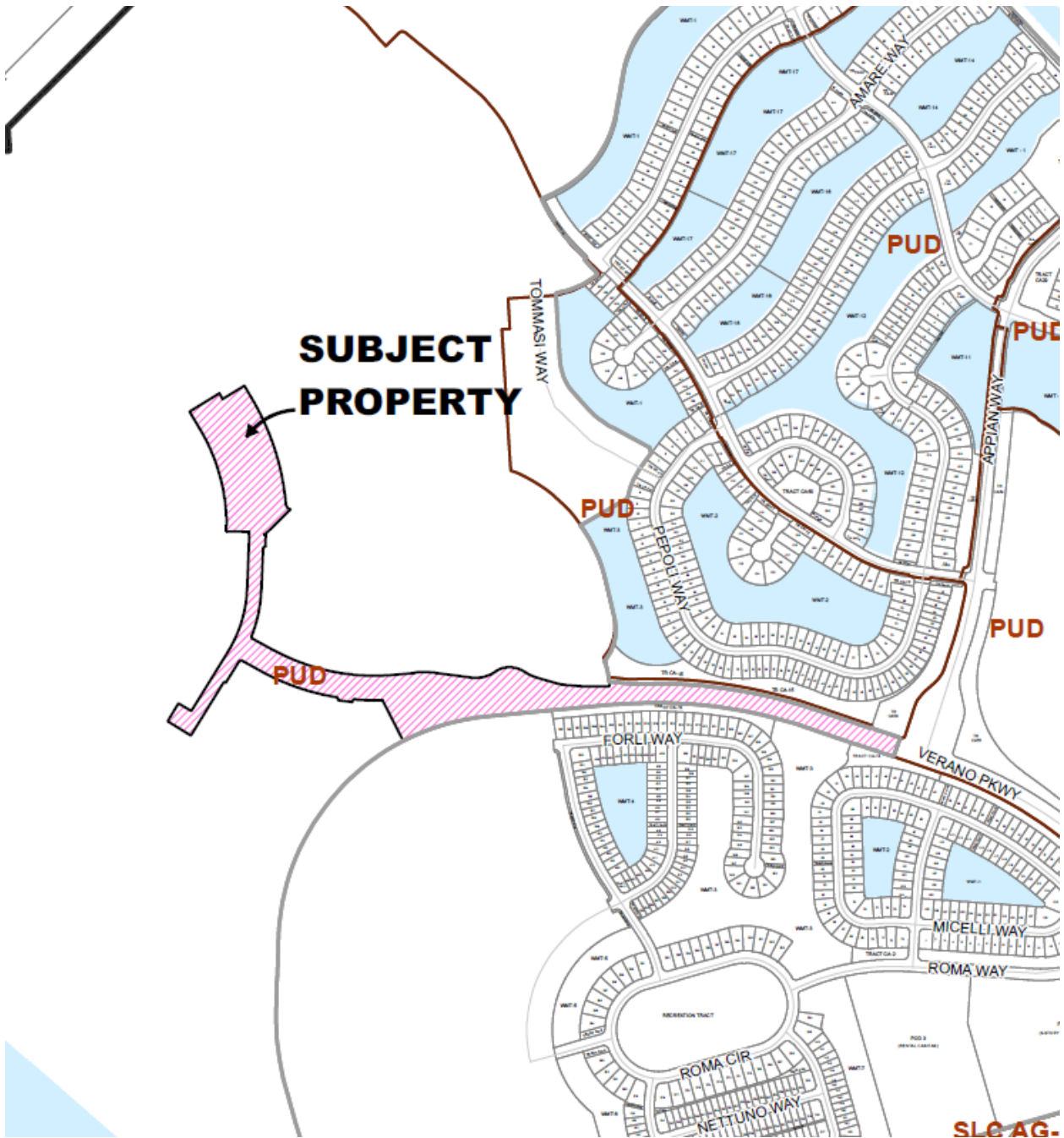
Property Size:	Approximately 22.6 acres
Parcel ID:	332832200010002
Legal Description:	BEING PORTION OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Community
South	NCD	MPUD	Tradition Development
East	RGC	PUD	Verano Community
West	RGC	SLC AG-5	Vacant Land



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code and the Riverland/Kennedy DRI development order, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. The construction plans include the necessary water and sewer system extensions to serve the development. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	This application has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. As of 2020, Verano had a total of 1,146 total PM Peak trips. The next roadway trigger is at 5,023 total PM Peak hour trips per the Verano DRI. The next roadway requirement will be for a 2 lane extension of Crosstown Parkway to North-South A.
<i>Parks and Recreation Facilities</i>	Per Condition No. 57 of the DRI Development Order, the applicant provided a plat that includes at least a 50-acre park for recreational uses.
<i>Stormwater Management Facilities</i>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Per Policy 2.4.2 (8): Exemptions of the City of Port St. Lucie Comprehensive Plan, developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005 or had filed application for development approval prior to May 1, 2005, are exempt from school concurrency. As this DRI received a development order prior to July 1, 2005, it is exempt from school concurrency.

OTHER

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order. All upland mitigation requirements are being shown within other locations.

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): To meet the public art requirement, the Developer has agreed to provide a grouping of five agave sculptures at the northeast corner of the future Verano Parkway and Crosstown Parkway. This artwork was approved by City Council on January 27, 2020.

RELATED PROJECTS

P20-080 Verano South POD G PUD rezoning.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat and construction plans at their meeting of September 22, 2021.